

**INDUSTRIAL PROPERTY // FOR LEASE**

# 12,721 SF MANUFACTURING/WAREHOUSE BUILDING - IMMEDIATE OCCUPANCY!

35315 BEATTIE DRIVE

STERLING HEIGHTS, MI 48312



- 12,721 SF Warehouse
- 1,921 SF Office
- 17' Clear Height
- One (1) 12x14' Overhead Door



26555 Evergreen Road, Suite 1500

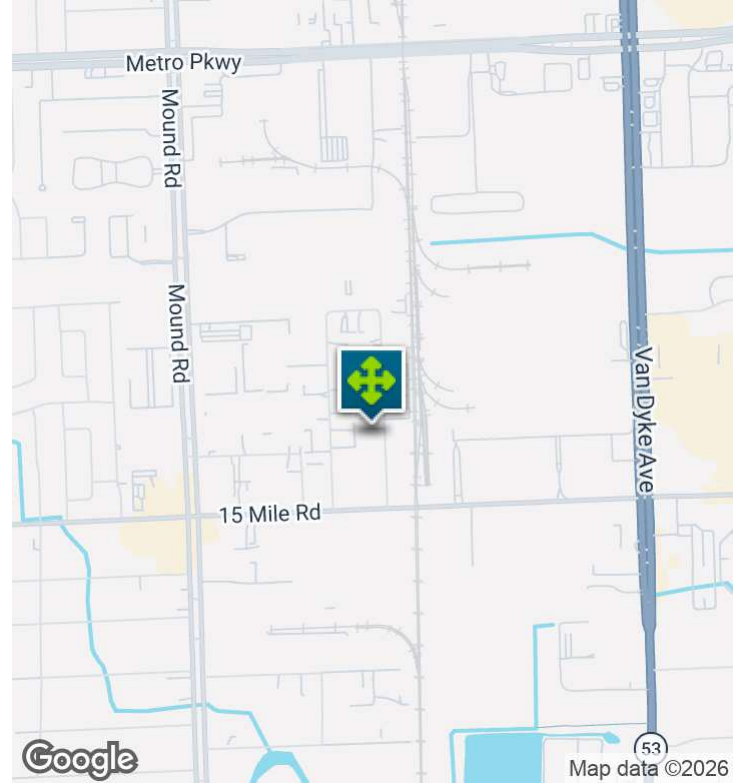
Southfield, MI 48076

248.358.0100

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# EXECUTIVE SUMMARY



<b>Lease Rate</b>	<b>\$9.00 SF/YR (NNN)</b>
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## OFFERING SUMMARY

<b>Building Size:</b>	12,721 SF
<b>Available SF:</b>	12,721 SF
<b>Lot Size:</b>	0.752 Acres
<b>Year Built:</b>	1979
<b>Renovated:</b>	2021
<b>Zoning:</b>	Light Industrial
<b>Market:</b>	Detroit
<b>Submarket:</b>	East Area
<b>Traffic Count:</b>	26,600

## PROPERTY OVERVIEW

Nice 12,721 SF manufacturing/warehouse building with a 10,806 SF shop and approximately a 1,921 SF office. The shop is 17' clear and 220 Volt Power, LED Lights, one (1) 12 X 14' overhead door, and two bathroom. The office area has 5 private offices and two bathrooms.

## LOCATION OVERVIEW

This manufacturing building is located on the westside of Beattie Drive, which is on the northside of 15 Mile Rd, between Van Dyke Ave and Mound Rd. Fantastic location close to GM Tech Center, General Dynamics, and many industrial service companies. Close to I-75, I-96, and Hall Rd.

## PROPERTY HIGHLIGHTS

- 12,721 SF Warehouse
- 1,921 SF Office
- 17' Clear Height
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## INDUSTRIAL DETAILS

<b>Property Type:</b>	Industrial
<b>Building Size:</b>	12,721 SF
<b>Space Available:</b>	12,721 SF
<b>Shop SF:</b>	10,806 SF
<b>Office SF:</b>	1921
<b>Mezzanine SF:</b>	n/a
<b>Occupancy:</b>	Immediate
<b>Zoning:</b>	Light Industrial
<b>Lot Size:</b>	0.752 Acres
<b>Parking Spaces:</b>	35
<b>Fenced Yard:</b>	No
<b>Trailer Parking:</b>	No
<b>Year Built / Renovated:</b>	1979
<b>Construction Type:</b>	Brick/Block
<b>Clear Height:</b>	17'
<b>Overhead Doors:</b>	One (1) 12' x 14'
<b>Truckwells/Docks:</b>	No
<b>Cranes:</b>	No
<b>Column Spacing:</b>	40'
<b>Power:</b>	200 AMP/220 Volt
<b>Buss Duct:</b>	No
<b>Air Conditioning:</b>	No
<b>Heat Type:</b>	Tube Radiant
<b>Lighting:</b>	LED
<b>Sprinklers:</b>	No
<b>Taxes:</b>	\$10,383.99



**P.A. COMMERCIAL**  
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**John T. Arthurs** PARTNER

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# ADDITIONAL PHOTOS



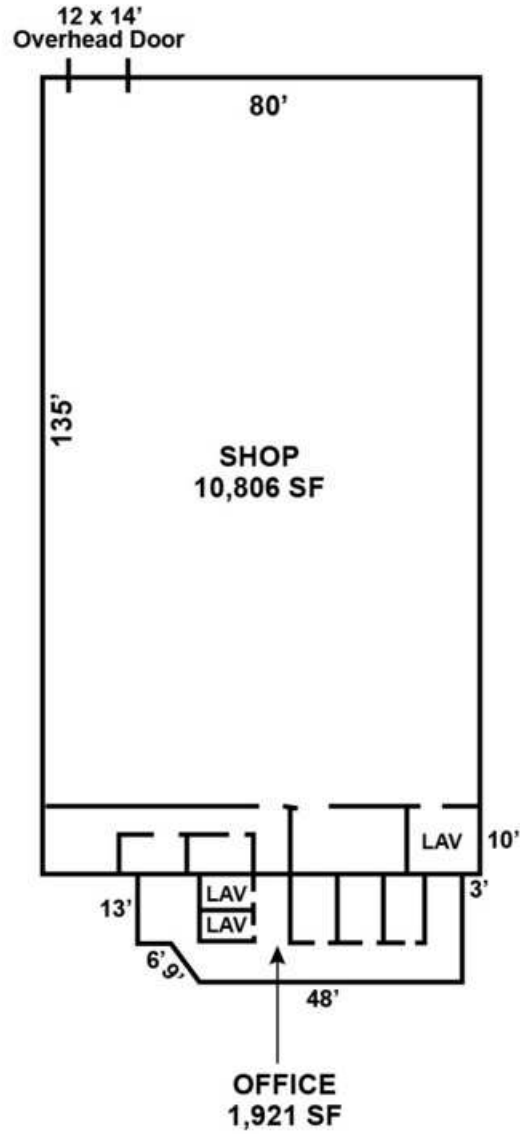
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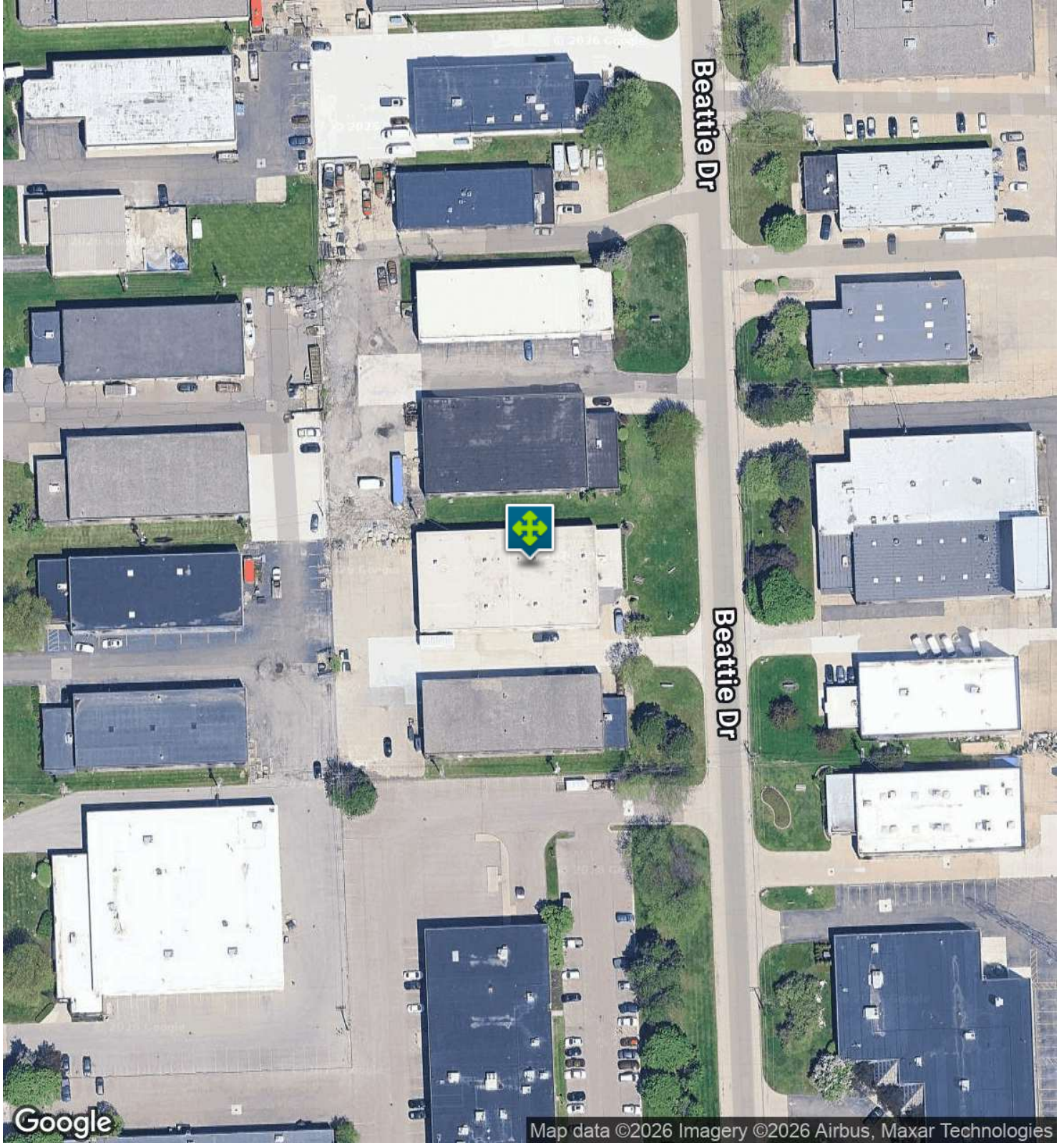
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# FLOOR PLANS



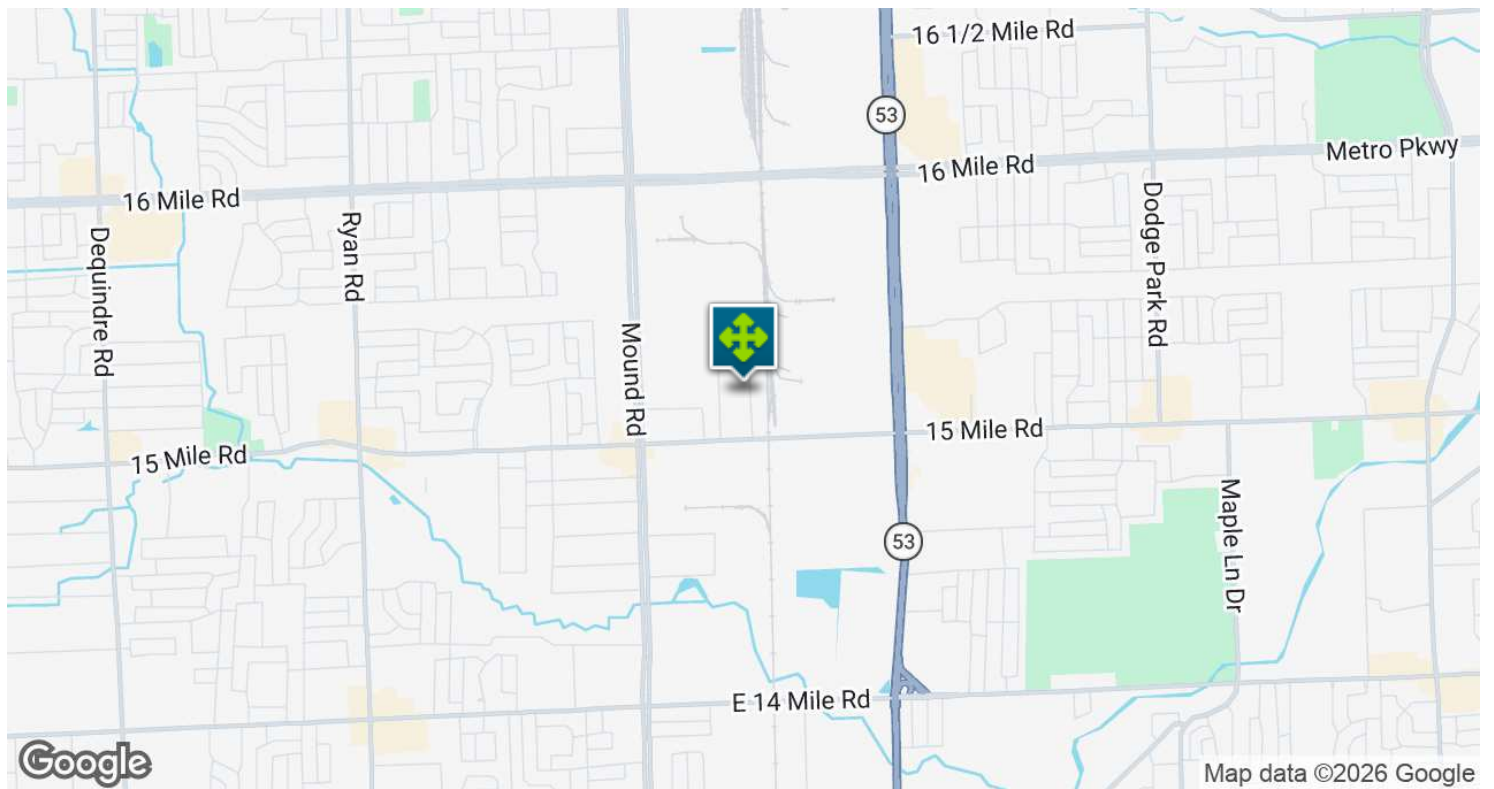
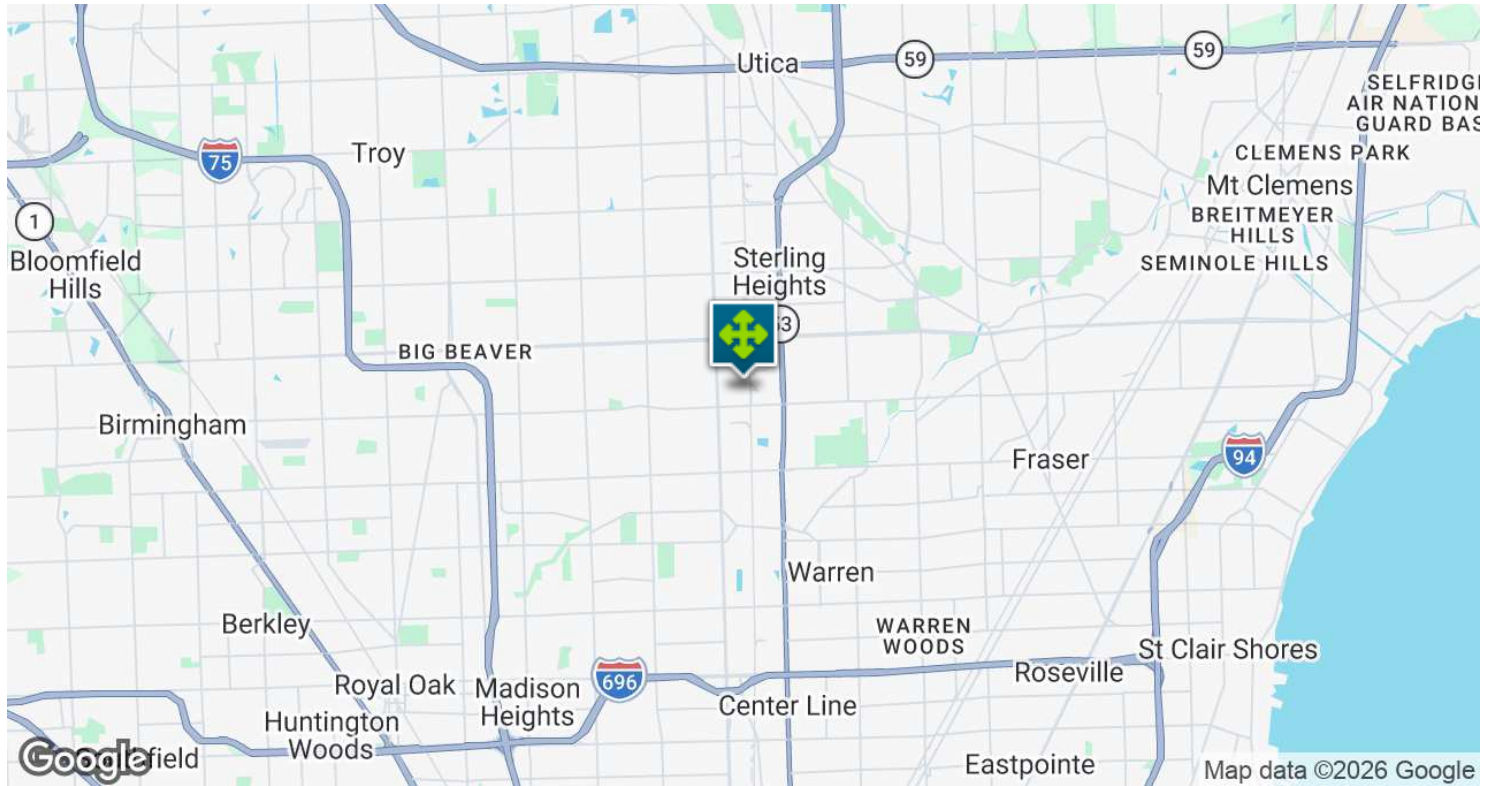
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# AERIAL MAP



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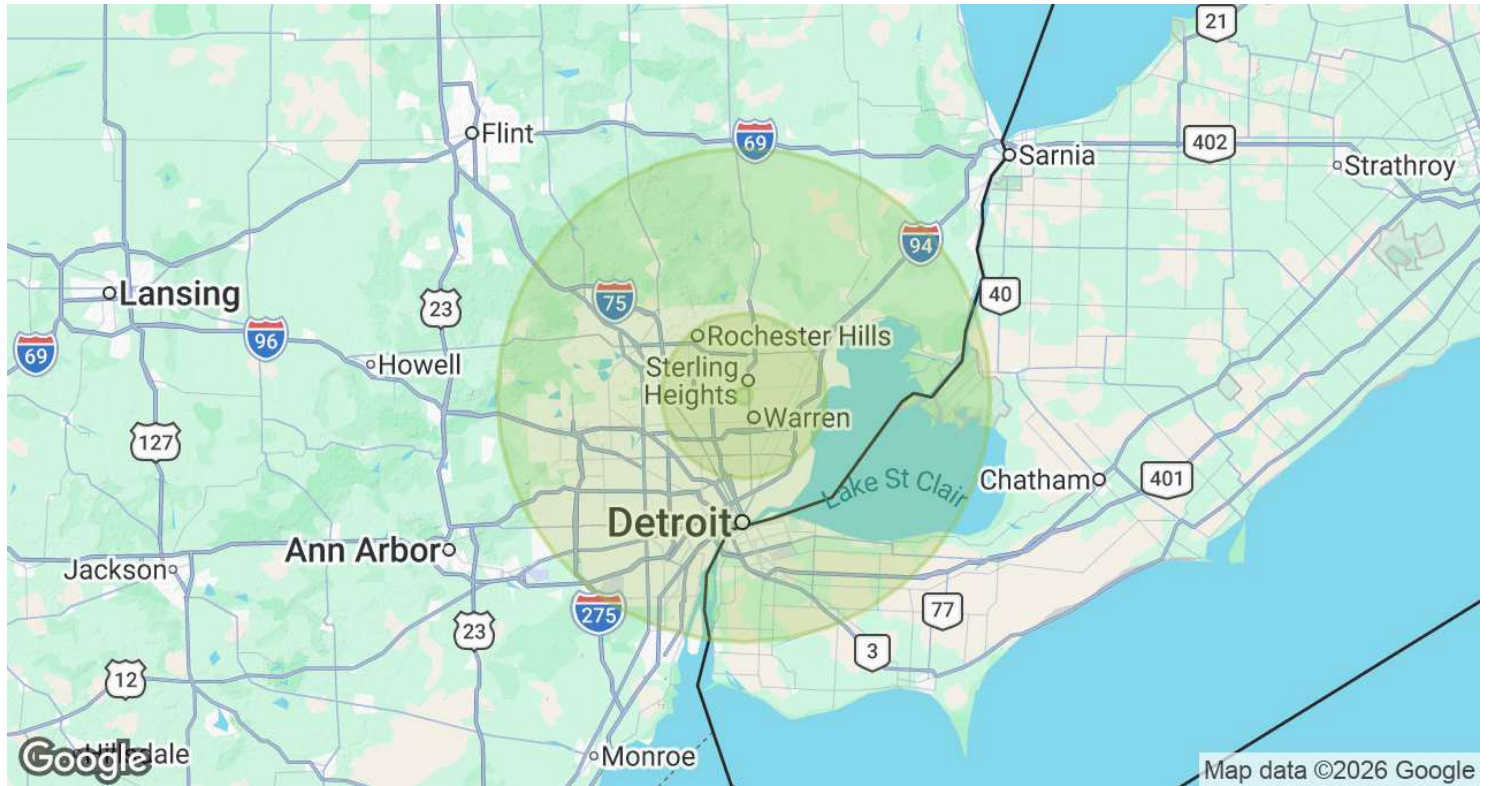
# LOCATION MAP



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# DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	10 MILES	30 MILES
<b>Total Population</b>	3,983	1,175,700	4,559,490
<b>Average Age</b>	38.8	38.4	38.2
<b>Average Age (Male)</b>	37.8	36.8	36.5
<b>Average Age (Female)</b>	39.1	39.7	39.5
HOUSEHOLDS & INCOME	1 MILE	10 MILES	30 MILES
<b>Total Households</b>	1,398	466,777	1,760,589
<b># of Persons per HH</b>	2.8	2.5	2.6
<b>Average HH Income</b>	\$68,667	\$63,706	\$66,401
<b>Average House Value</b>	\$177,963	\$164,704	\$190,071

2020 American Community Survey (ACS)

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CONTACT US



FOR MORE INFORMATION, PLEASE CONTACT:



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